

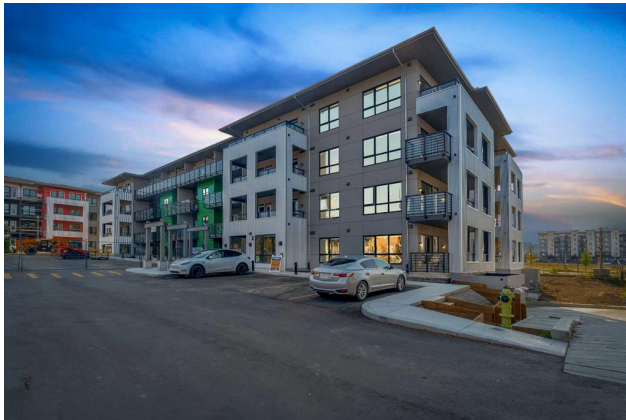


THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #2215, Calgary T3P 1M5

MLS® #: **A2159297** Area: **Livingston** Listing Date: **08/20/24** List Price: **\$389,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Finished Floor Area
 Abv Sqft: **854**
 Low Sqft:
 Ttl Sqft: **854**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Metal Siding ,Stucco,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`7" x 10`6"	4pc Bathroom	Main	5`9" x 8`3"
Kitchen	Main	13`7" x 8`3"	Dining Room	Main	11`2" x 6`6"
Office	Main	6`2" x 4`8"	4pc Ensuite bath	Main	8`3" x 5`7"
Living Room	Main	10`10" x 14`10"	Bedroom - Primary	Main	12`0" x 10`6"

Legal/Tax/Financial

Condo Fee: **\$512** Title: **Fee Simple** Zoning: **M-2**

Legal Desc: 2410645

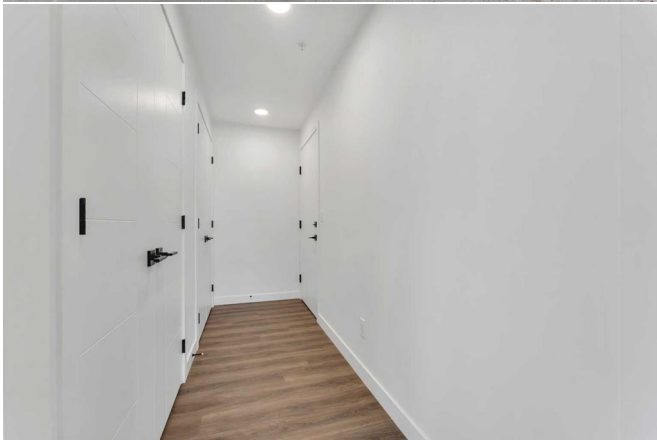
Fee Freq:
Monthly

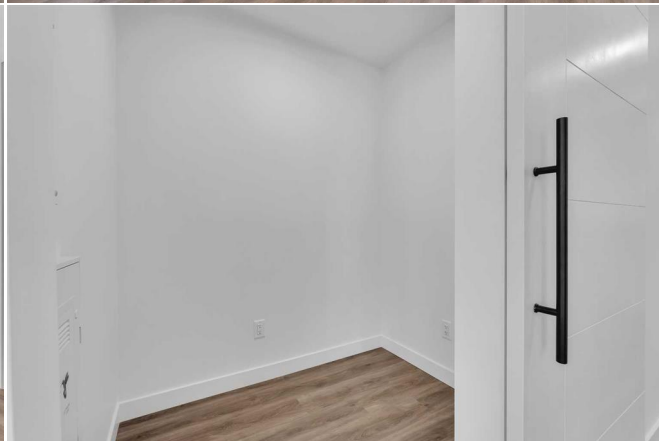
Remarks

Pub Rmks: **BRAND NEW! OVER 850 SQFT, 2 BEDS 2 BATHS, BALCONY, A/C, DEN/OFFICE, PARKING, STORAGE UNIT - NEW ELEGANT DESING WITH HIGH END FINISHING - This 2nd floor unit is complete with an OPEN FLOOR PLAN and IN UNIT LAUNDRY. Walking into the main lobby you are greeted with a luxurious common area complete with seating and a fireplace. Your unit begins with a foyer leading to the living space with an additional DEN/OFFICE space. 2 baths and 2 bedrooms one of which is a 4PC ensuite increases the convenience of this apartment. The kitchen, living and dining room feature an open floor plan with BALCONY access. The kitchen is complete and has all STAINLESS STEEL APPLIANCES and large windows bring in a lot of natural light. This home is in a solid location with shops, parks and schools all close by. This is a PERFECT FIRST TIME HOME.**

Inclusions: A/C System
Property Listed By: Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









2215-350 Livingston Common NE, Calgary, AB

Main Floor Interior Area 854.37 sq ft



0 3 6

PREPARED: 2024/08/19

While regions are included from total floor area in CAD/CDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

